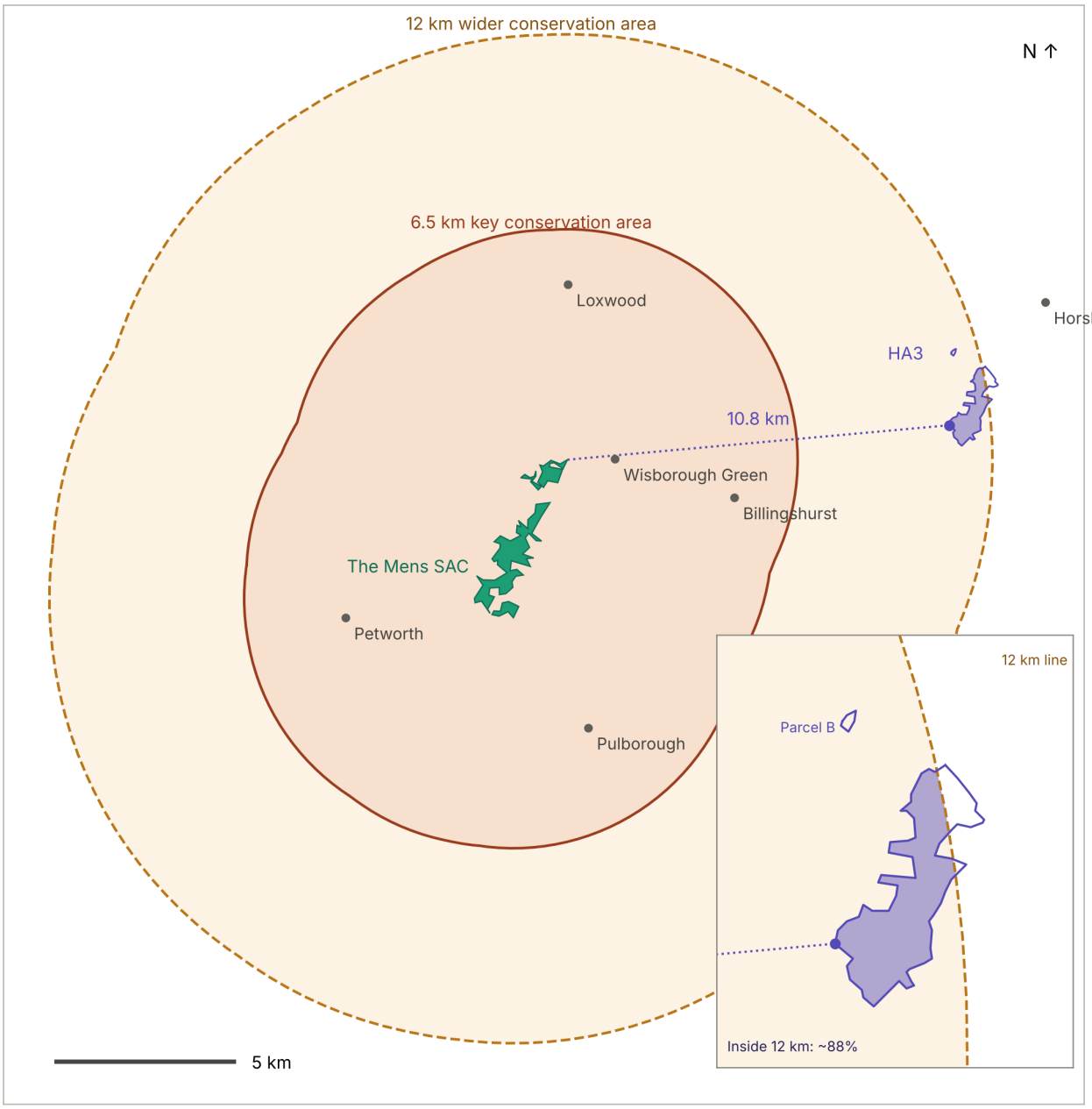
HA3 Land North West of Southwater: distance to The Mens SAC

Sussex Bat SAC Protocol zones (6.5 km key conservation area, 12 km wider conservation area), prepared 11 October 2026



Buffers are measured from the edge of The Mens SAC boundary. Inset: HA3 parcels A and B; shaded area lies within 12 km. Town points are approximate centres for orientation.

Key findings

Measure	Result
Nearest point of HA3 to the SAC	about 10.8 km (south-west edge of the main site, near Two Mile Ash Road, to the SAC parcel north of the A272)
Main site (parcel A) inside 12 km	about 101 ha of 115 ha (88%); only the north-east corner by the A24 falls outside, up to about 12.3 km
Railway parcel (parcel B)	11.2 to 11.4 km, entirely inside 12 km
Inside 6.5 km key conservation area	no part of HA3

Method and accuracy

SAC boundary: Natural England, Special Areas of Conservation (England) open data, The Mens (UK0012716), simplified to within about 60 m. Buffers of 6.5 km and 12 km were generated from the full SAC boundary, including the outlying parcels north of the A272, in British National Grid (EPSG:27700).

HA3 boundary: traced from the applicant's site plan (Introduction, The Site, page 10), aligned north-up and scaled using the stated main site area of 115.36 ha, with parcel B placed at Christ's Hospital station. Two independent checks support the fit: parcel B traces to 1.39 ha against a stated 1.34 ha, and the council's HA3 boundary coordinate (E -0.359669, N 51.034769, Policies Map modification schedule SD16) falls within about 13 m of the traced edge.

Expected error is roughly plus or minus 100 m. The 10.8 km nearest distance is about 1.2 km inside the 12 km threshold, so the conclusion does not depend on that margin. Off-site parcels C and D were not assessed.

For a formal representation, confirm the figures using the official GIS boundary from Horsham District Council or the applicant, or by drawing the site in Defra MAGIC (magic.defra.gov.uk) and measuring to the northern SAC parcel near TQ 039 261.

Sources

• Natural England – Special Areas of Conservation (England) open data; The Mens SAC citation (UK0012716).

• Sussex Bat SAC Planning and Landscape Scale Enhancement Protocol (Natural England / South Downs National Park Authority); LGA Planning Advisory Service summary.

• Horsham District Council – SD16 Schedule of Suggested Modifications to the Regulation 19 Policies Map; Main Modifications Policies Maps Pack 4 (July 2026), Inset Map 34.

• Applicant site plan, The Site (page 10), supplied by the user.